

**A SUBSTITUTE RESOLUTION**

**BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE**

**A SUBSTITUTE RESOLUTION ENDORSING THE APPLICATION BY *RHA HOUSING, INC.* c/o ORCHARD RIDGE, LP TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS TO CONSTRUCT THE ORCHARD RIDGE APARTMENTS, A MULTI-FAMILY RENTAL COMMUNITY IN NW ATLANTA LOCATED OFF JAMES JACKSON PARKWAY; AND FOR OTHER PURPOSES.**

**WHEREAS; *RHA Housing, Inc.*, c/o Orchard Ridge, LP, is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits to construct the Orchard Ridge Apartments, a multi-family rental community in Northwest Atlanta located off James Jackson Parkway; and**

**WHEREAS; a summary of said application is attached hereto as Exhibit A; and**

**WHEREAS; the site of Orchard Ridge Apartments, is located within census tract 86.02 which is an eligible census tract for Low-income Housing Tax Credits and which has been designated by the City of Atlanta as a linkage community, and a community development impact area; and**

**WHEREAS; the site of Orchard Ridge Apartments (formerly known as Hillside Park Apartments) has been designated as an urban enterprise zone by the Atlanta City Council; and**

**WHEREAS; DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and**

**WHEREAS; Neighborhood Planning Unit G has reviewed and endorsed the aforementioned application; and**

**WHEREAS the City Council wishes to endorse the aforementioned application by *RHA Housing, Inc.*, c/o Orchard Ridge, LP;**

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES:**

**Section 1. The City Council hereby endorses the application by the *RHA Housing, Inc.*, c/o Orchard Ridge LP, to the Georgia Department of Community Affairs for low-income housing tax credits to construct the Orchard Ridge Apartments.**

**Section 2. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded.**

**EXHIBIT A  
ORCHARD RIDGE APARTMENTS  
PROJECT SUMMARY**

***RHA Housing, Inc., a non-profit housing corporation and general partner of Orchard Ridge, L.P.,*** proposes to construct a 211-unit, mixed-income apartment community, Orchard Ridge Apartments, located off James Jackson Parkway in NPU-G, Council District 9.

- Housing Enterprise Zone formerly Hillside Park Apartments (new construction)
- Designated as Linkage Community and Community Development Impact Area
- Proposed project will consist of **17.8** acres
- ***Construction Commencement: January, 2002***
- ***Construction Completion: June, 2003***
- Intent: To provide affordable housing  
To provide the area with critically needed new housing development
- Proposed project development cost is approximately \$15,054,525

**Housing Type:**

***There will be 211 garden apartments with a range of one, two, and three bedroom units; 39 one bedroom units, 134 two bedroom units, and 38 three bedroom units.*** Other amenities include a large community center with activity room, game room, and educational center with fully equipped kitchen and bathrooms, management office, fitness center and laundry facility; a sports court, well equipped playground, sand volleyball court, swimming pool and walking paths; picnic areas with tables and grills located throughout the property; and well-lit parking areas with lantern style street lights.

**City of Atlanta Local Government Support**

|                                       |                    |
|---------------------------------------|--------------------|
| City Housing Enterprise Zone          |                    |
| Total Property Tax Abatements         |                    |
| City Portion                          | \$221,409          |
| School Board Portion                  | \$856,996          |
| City Impact Fee Exemption             | <u>\$114,422</u>   |
| <b>Total Local Government Support</b> | <b>\$1,192,827</b> |